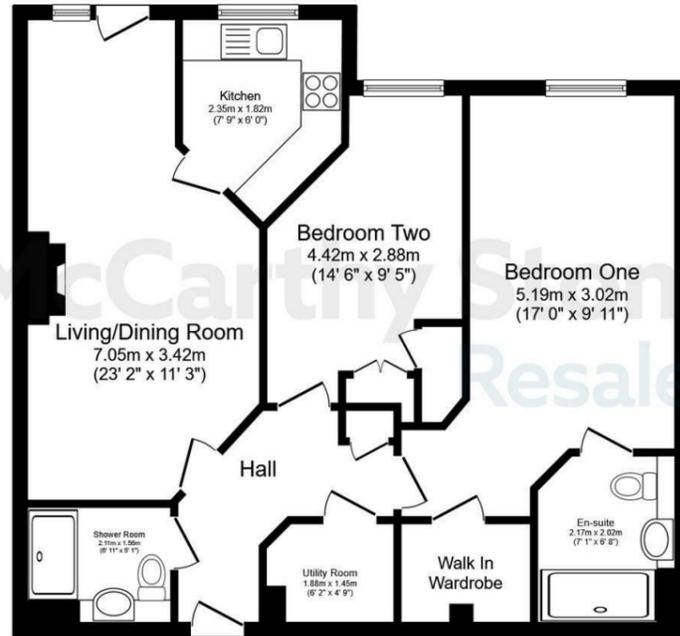


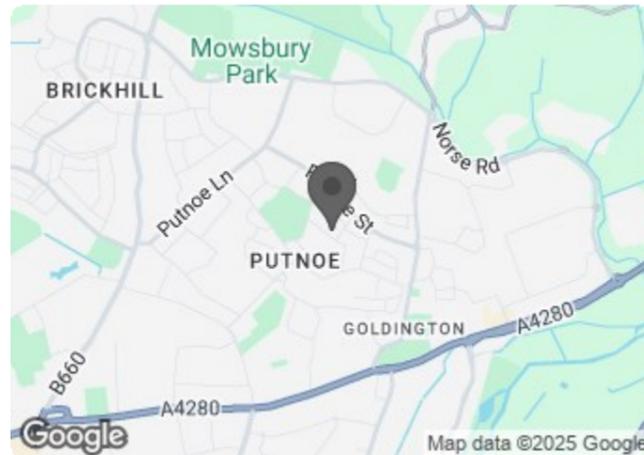
15 Miller Place

High View, Bedford, MK41 8EZ



Total floor area 78.7 sq.m. (847 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £320,000 Leasehold

BEAUTIFULLY PRESENTED TWO BEDROOM apartment boasts a SPACIOUS LIVING ROOM with JULIET BALCONY, modern kitchen, master bedroom with WALK-IN WARDROBE and ENSUITE BATHROOM, second bedroom and GUEST SHOWER ROOM completes this lovely apartment. \*\*ALLOCATED CAR PARKING SPACE\*\* Miller Place is a DESIRABLE RETIREMENT LIVING DEVELOPMENT for the over 60'S.

\*\* Part Exchange and Entitlements advice available, speak to your Property Consultant for more information \*\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Miller Place, High View, Bedford, MK41 8EZ

## 2 Bed | £320,000

### Miller Place

Miller Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development is situated on a quiet residential street and consists of one and two bedroom apartments with design features to make day-to-day living easier.

The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners' lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Home Owners lounge provides a great space to socialise with friends and family. It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

### Local Area Information

Miller Place is well situated – there are a variety of local amenities including a pharmacy, community centre, Post Office, butcher, delicatessen and church all within walking distance. You'll find a variety of large supermarkets less than a mile away and Bedford town centre is less than 2 miles away, or an easy 15 minute bus ride from the nearest stop.

Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hot spots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound.

The town has plenty of things to do – for those who like sports, there are several different clubs you can support including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see everything from exhibitions to live comedy shows. Local markets are held regularly and attract both locals and tourists alike.

### Guest Suite

Homeowners have the use of a guest suite which their friends and family can use should they wish to extend their stay. Use is subject to availability and can be booked via the House Manager (please speak to the House Manager to confirm the cost - usually £25 per night + £5 service charge)

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway doors leading to a utility room with a washer/dryer and storage area. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and guest shower room.

### Living Room

A bright and airy living room benefiting from French door leading to a Juliet balcony. An electric fire with surround provides a great focal point and there's ample space for dining. TV and telephone points, Sky/Sky+ connection point, raised electric power sockets, two ceiling lights. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fitted with a range of white high gloss fronted wall and base units and pan drawers with modern roll top work surfaces over with up-stand. Inset Bosch electric oven with microwave. Stainless steel sink unit with mixer tap over sits beneath an electronically controlled window. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

### Bedroom One

Double bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point, raised electric power sockets and ceiling light. Door leading to the ensuite bathroom.

### Ensuite Bathroom

Fully fitted suite comprising of a bath with shower over, support rail. Low level WC, vanity unit with wash basin and cupboards beneath and fitted mirror light over. Mirror fronted cabinet. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting

### Bedroom Two

Double second bedroom which would also be perfect for use as a dining room or study. Raised electric power sockets and ceiling light.

### Guest Shower Room

Fully fitted suite comprising of a walk-in level access shower, low level WC, vanity unit with wash basin and cupboards beneath and fitted mirror light over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation, system shaving point and down lighting.

### Car Parking

The apartment comes complete with an allocated parking space in the private car park.

### Service Charge (breakdown)

Building and systems maintenance  
Contract cleaning of communal areas  
Upkeep of gardens and grounds  
Water rates

Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Service of House Manager 5 days per week  
Contingency fund

Service charge: £4,294.09 per annum (for financial year ending 31/03/2026).

### Leasehold Information

Lease: 999 years from the 1st Jan 2018  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2033

### Additional Storage

Additional storage facilities are available within Miller Place for each apartment, if required, for an additional charge of £50 per annum. Please speak to the House Manager for further details.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

